

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
January 25, 2024**

Board Present: Jordan Berliner, Chairperson, Dale Strecker; Architect, Dave Barnum, JT Landreth, James Slavetskas, Pat Smith, Jack Toti, Bob Zinn

Absent with notice: Brad Hix

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for December 14, 2023, meeting. Dale Strecker seconded the motion. The December 2023 Meeting Minutes were unanimously approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the January 25, 2024, meeting. James Slavetskas seconded the motion. The January 25, 2024, meeting was adjourned at 08:35 am.

1. Lot 3 Sagebush Lane #3 Case: 8902
Sciortino

Concept Review: Submitted concept plans for new construction of a single family home. The owner is requesting a 2' variance and 5' variance on the side of the house facing High Bluff Road. The conceptual plans were approved.

Comments from the Board:

- Details showing access to the attic, and the location of the service yard were not seen.

The Board encourages you to move forward with preliminary or final plans for review.

- The Board encourages you to move forward with preliminary or final review. The final plans must be full working drawings, most of which were shown in the preliminary. Final review includes a copy of the stamped survey showing building setback lines, site plan (1/8-inch scale), tree and topo survey, elevation drawings of all four (4) sides, culvert inert elevations, finish floor elevations, spot grade elevations, adjacent property elevations, roof plan, drainage plan, window schedules, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board) landscaping plan and all that applies.

2. Lot 105 Sawtooth Court \$16 Case: 6414
Morgan

Concept review: Submitted two concept plans (Option A and Option B) to revise the front entry area of single family home. Option B concept plan was approved.

Comments from the Board:

- The wall entry was denied. The wall at the entry in the front does not confirm with the ARB Guidelines Section 4:17 states: Courtyard and other exterior walls are considered vertical construction and shall not encroach into any required setback areas. The courtyard and other exterior walls shall be designed to appear as an integral part of the structure and shall be attached thereto. This design is not attached to anything.

3. Lot 252 Ellenita Drive Case: 6966
 Vetere
 Concept Review: Submitted concept plans to request an 8' variance to add a 16 x 19 Carolina Room in the rear of a patio lot. The concept plans and variance request were approved.

Comments from the Board:

- The Board requests that you include plans to repair/replace your service yard area.

4. Lot 281 Carma Court #9 Case: 6782
 Hall
 Final Review: Submitted final plans with variance requests to modify the kitchen with the added pergola and grilling area (96 sq. ft.), add steps to and cover the existing planter box (28 sq. ft.), replace old bench areas with cable railing, bump out the master bedroom (12 sq. ft.), add pool storage gazebo (28sq. ft), extend deck, remove and relocate shower area, extend existing gazebo, and pool facing gazebo (31 sq. ft). The plans submitted were granted Final Approval.

Administrative Approvals:

5. Lot 381 Neptune Court #12	window	Case: 7396
6. Lot 64 King William Court #1	driveway	Case: 7620
7. Lot 65 Rusty Rail Lane #17	patio	Case: 5736
8. Lot 31 Parkwood Drive #13	overlay	Case: 8190
9. Lot 30 Field Sparrow Road #8	driveway/walkway	Case: 7151
10. Lot 205 Button Bush Court #6	driveway	Case: 8390
11. Lot 4 Sunset Place #8	driveway/patio	Case: 8426
12. Lot 107 Rookery Way #51	Resurface	Case: 6835
13. Lot 16 King Rail Lane #29	Driveway	Case: 5820
14. Lot 34 Headlands Drive #12	Garage Door	Case: 8294
15. Lot 68 Big Woods Drive #31	Deck	Case: 5322
16. Lot 17 Brown Thrasher Road #2	Deck	Case: 5272
17. Lot 325 Oyster Rake Lane #27	Driveway Repair	Case: 7394
18. Lot 77 Edgewood Drive #46	Driveway	Case: 7271
19. Lot 16 Towhee Road #31	Driveway	Case: 5045
20. Lot 106 Pine Warbler Circle #1	Driveway	Case: 7988
21. Lot 28 Chickadee Road #10	Windows/Landscape	Case: 5141
22. Lot 44 Yellow Rail Lane #4	Replace Privacy Walls	Case: 7203
23. Lot 78 Oyster Bateau Court #9	Windows/Sliding Door	Case: 5891
24. Lot 147 Cottonwood Lane #7	Landscape	Case: 5913

Fees:

January Review Fees:	\$ 2,050
January Administrative Fees:	\$ 1,700
Total Fees:	\$ 3,750
Y.T.D Fees:	\$ 7,750
January Tree Mitigation Fees:	\$ 1,372
Y.T.D. Fees	\$ 1,372
January Fines:	\$ 0
Y.T.D. Fines:	\$ 0

The next scheduled ARB Meeting is Thursday February 22, 2024.